



Property Information

1187-1469 Tallevast Rd./7602-7696 15th Street East, Sarasota, FL 34243

Gross Building Area: 183,283	Fuel: Electric	100% Leased.
Lease Rate PSF: \$9.45	Sprinklered: Yes	
Lease Type: Industrial Gross	Sewers: Yes	Airport Commerce Center is a 183,283 SF warehouse flex property comprised on eight (8) buildings. Professionally managed by Newmark Knight Frank. Significant recent capital improvements have been made by ownership to place the property in excellent condition. Central A/C throughout (office and warehouse areas).
CAM PSF: \$0.59	Ceiling Hgt: 16'-20'	Minimum of one (1) drive-in door per unit. Wet fire sprinkler system throughout all buildings. Column free (clear span) units. CAM charge includes normal tenant trash and recycling material removal, water, sewer and exterior lighting. Base year real estate taxes and insurance included in base rent.
Lot Size (Acres): 15.3		
Parking: 318		
Zoning: LM		

The property is located in Manatee County at the north point of Sarasota-Bradenton International Airport. Situated on the southwest Gulf Coast of Florida, the Bradenton Area's location lets you take advantage of the state's low-tax climate and the region's large consumer market and is just 6 minutes from Highway 301 which runs northeast to the Florida-Georgia line, 16 minutes from Interstate 75 and 26 minutes from Interstate 275 and 59 minutes from Interstate 4. Proximity to these major transportation arteries allow access to the regions 8 million consumers. International airports in close vicinity the to property include Sarasota-Bradenton (6 minutes), St Pete-Clearwater (56 minutes) and Tampa (60 minutes).

Suite	Min Avail	Max Avail	Rent PSF	DI's	Dock's	Office	Power	Availability	Description
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For info: Jeff Button, Exclusive Agent | 941.313.1193 | jeff@sarasotawarehouses.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer or tenant to verify the information and conduct appropriate due diligence.

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Buildings 5-8 Front



Buildings 5-8 Rear

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Buildings 1-4 Front

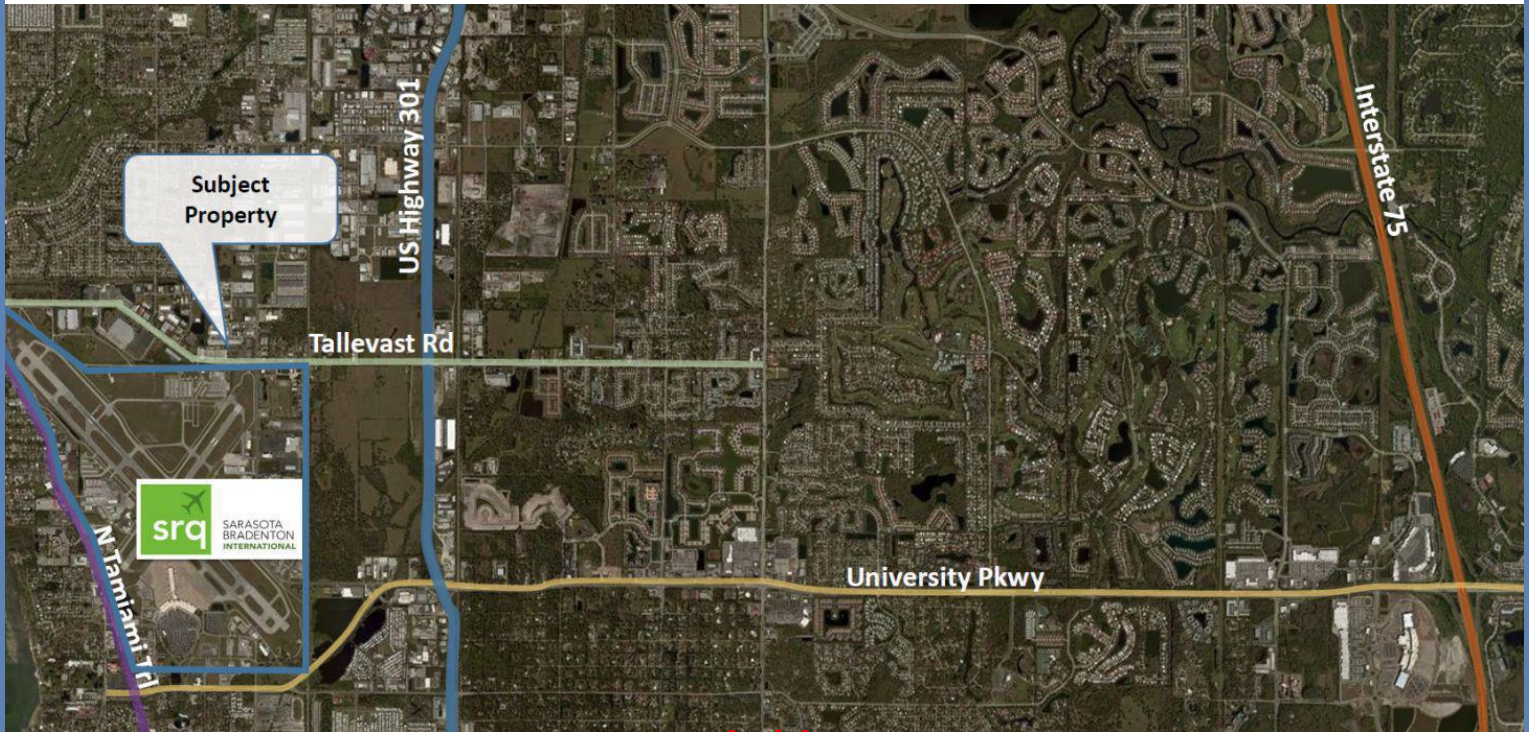


Buildings 1-4 Rear

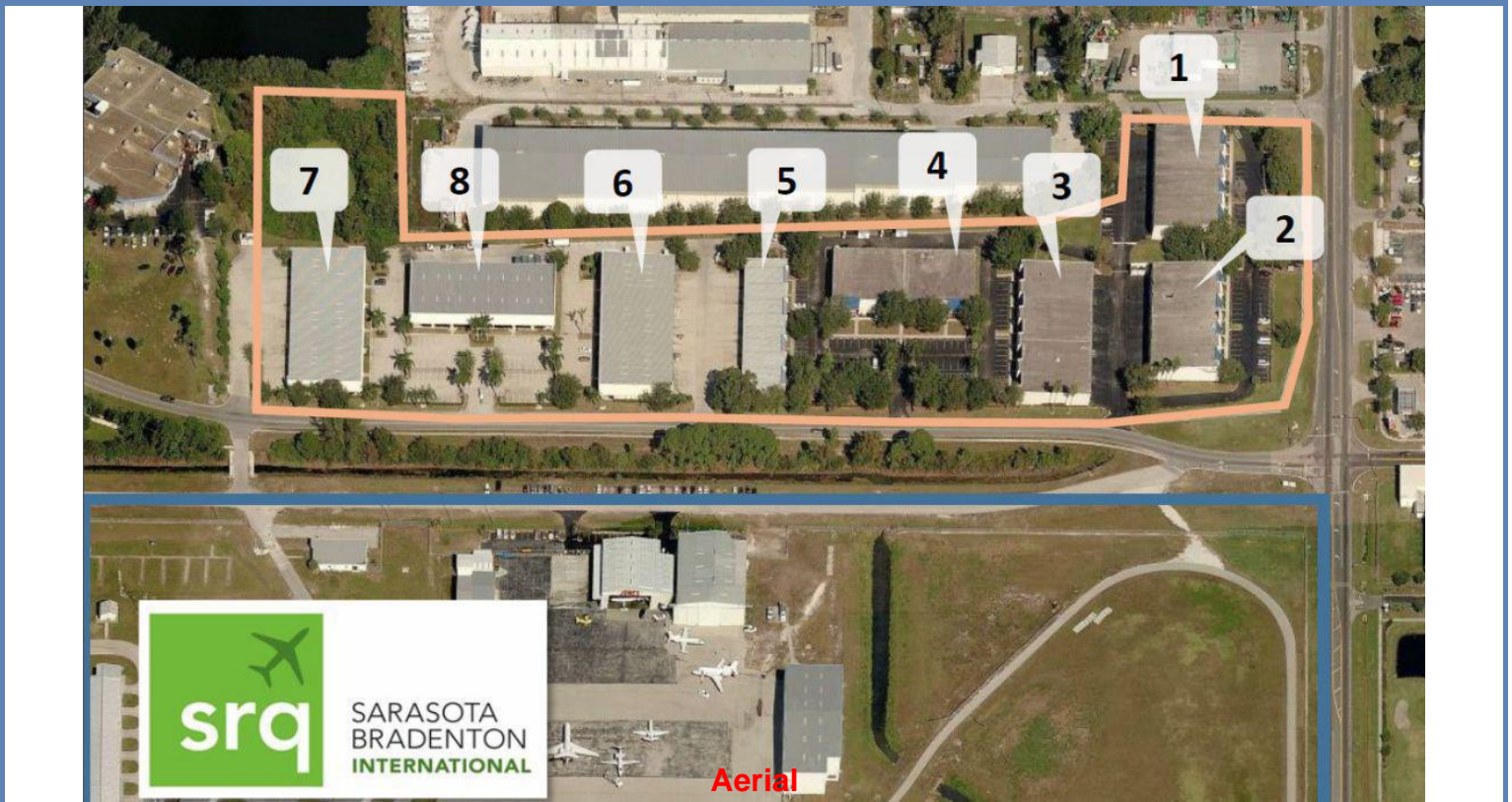
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Aerial



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